



GRASSROOTS
REALTY GROUP

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17 Aster Place SE
Airdrie, Alberta

MLS # A2277541



\$524,900

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Basement Dryer - as is. Fridge (total 2), Stove (total 2)

Fantastic home with great illegal basement suite. Great opportunity enjoy the benefit of live up, rent down, or investment property. This amazing property offers an ideal location, quiet cul de sac, close to all amenities and downtown Airdrie, making it a lucrative investment opportunity or perfect for young family. situated on a massive flat lot with large garage. Well maintained and pride of ownership shows throughout. Brand new vinyl flooring, updated Kitchen, bright and spacious living area. The primary suite features a convenient 3-piece ensuite and laundry. An additional 4- piece main bathroom plus the basement with full bathroom, 1 bedroom and additional laundry room.